

CONDITIONAL USE ANALYSIS

July 22, 2009

C-20-2009

Red Maple Chinese Cuisine (Mary Chen)
3361 S. Redwood Road
Restaurant liquor license
C-2 Zone (1.55 Acres)

Introduction:

The applicant, Mary Chen, is requesting a conditional use for a restaurant liquor license at 3361 S. Redwood Road. The property is zoned general commercial (C-2). A restaurant with a liquor license is listed as a conditional use in the C-2 Zone. The General Plan designation is General Commercial. The area to the north and south is zoned C-2 and the area to the west is zoned RM.

Staff Issues/Concerns:

This site is currently approved for a Restaurant with Beer license but the applicant, Ms. Chen, would like to expand their services to include serving heavy beer and wine, therefore becoming a restaurant with a liquor license under the West Valley City Code. They will be applying for a Limited Restaurant license through the Department of Alcohol and Beverage Control which permits the sale of heavy beer and wine.

The landscaping on site does need some maintenance and the five street trees along Redwood Road that were required as part of the original restaurant approval in 1993 (PR-23-1993) have either been removed or were not planted. Therefore, staff recommends as part of this approval that the landscape be improved per the original site plan from PR-23-1993. The building or signage will not be altered in any way and there is adequate parking for this use as the demand does not change with this application.

Staff Alternatives:

Approval of the conditional use for Red Maple Chinese Cuisine, a restaurant with a liquor license, subject to the resolution of any concerns raised at the public hearing as well as the following conditions:

1. Must meet the requirements of all affected departments and agencies, including but not limited to, the Department of Alcohol and Beverage Control.
2. The landscaping must be maintained and improved per the original site plan approval from PR-23-1993, including five (5) street trees along Redwood Road.

Continuance for reasons determined at the hearing.